

11 Vale Park, Portrush, BT56 8PR



- 3 Bedroom Semi Detached Bungalow
- Spacious Lounge
- Spacious Kitchen/ Dining
- Modern Four Piece White Bathroom Suite
- Double Glazed Windows
- Oil Fired Central Heating/ Solid Fuel Link Up
- Spacious Site With Extensive Paved Patio Area
- Choice Residential Location

PRICE Offers Over £205,000

Modern semi detached 3 bedroom bungalow, conveniently located off Coleraine Road, affording ready access to Railway Halt at Dhu Varren and access to West Strand Beach. Ideal first time buy/ holiday home. Equally ideal for those with a mind to downsize.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

OPEN PORCH

With paved step.

ENTRANCE HALL 16'0" x 10'6"

(At widest points). Glass panelled front door and matching side screen. Tiled floor. Twin wall lights. Radiator cover. Solid 4 panel internal doors throughout.

LOUNGE 15'7" x 12'11"

Open fire with back boiler linked to oil fired heating system. Wooden surround and black slate hearth. Ceiling coving.

KITCHEN 16'5" x 10'6"

With breakfast Area. Range of modern fitted high and low level units in oak effect finish with contrasting work surfaces. Inlaid 4 ring ceramic induction hob and electric underoven. Overhead stainless steel extractor unit. Inlaid circular sink unit and mixer tap with matching circular drainer. Plumbed for automatic washing machine/ dishwasher. Ceramic tiled flooring. Splashback tiling. Range of ceiling spotlighting and recessed lighting. Vertical hung radiator. Stable door with glass panels.

BEDROOM 1 12'11" x 10'8"

Beech laminate flooring.

BEDROOM 2 13'3" x 10'1"

Beech laminate flooring.

BEDROOM 3 12'9" x 7'1"

Beech laminate flooring.

BATHROOM

With modern four piece white suite comprising tile panelled bath, semi circular sink unit and mixer tap, button flush w.c. and fully tiled shower cubicle with electric shower unit. Folding screen doors. Half tiled walls. Contrasting flooring tiling. Wall mounted heated towel rail. Matching accessories. Recessed ceiling lights.

OUTSIDE

Occupying a mature private site within this popular development, off Coleraine Road affording ready access to Dhu Varren train station, West Strand beach and a short walk to town centre amenities.

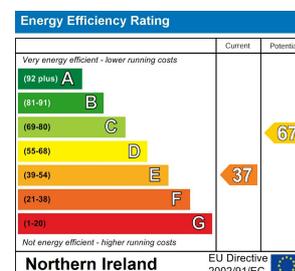
Front garden in lawn with border shrubs.

Stoned driveway and parking. Twin gates access rear garden. Extensive paved patio area.

TIMBER FRAMED SHED 9'5" x 9'7"

Fluorescent lighting. Plumbed for automatic washing machine and power points for fridge/ freezer etc. External power point.

Oil fired central heating boiler housing. Security lighting. Water tap.



IMPORTANT NOTE TO ALL PURCHASERS:

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